



**ERF 2704, 37 HOFMEYER STREET, ONRUSTRIVIER, OVERSTRAND MUNICIPAL AREA: APPLICATION FOR DEPARTURE & DETERMINATION OF AN ADMINISTRATIVE PENALTY: C HANKINS**

Notice is hereby given in terms of Section 48 of the Overstrand Municipality Amendment By-Law on Municipal Land Use Planning, 2020 (By-law) for the following:

**Departure** in terms of Section 16(2)(b) of the Bylaw for the relaxation of the street building line from 4m to 0m to accommodate the existing carport.

**Determination of an administrative penalty** in terms of Section 16(2)(q) of the By-Law.

Full details regarding the proposal are available for inspection during weekdays between 08:00 and 16:30 at the Department: Town Planning, Paterson Street, Hermanus. Any written comments may be submitted in accordance with the provisions of Sections 51 and 52 of the said By-Law to the Municipality (16 Paterson Street, Hermanus / (e) [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) on or before **29 November 2024**, quoting your name, address and contact details, interest in the application and reasons for comments. Telephonic enquiries can be made to the **Town Planner, Mr. H. Olivier** at 028-313 8900. The Municipality may refuse to accept comments received after the closing date. Any person who cannot read or write may visit the Town Planning Department where a municipal official will assist them in order to formalize their comment.

**ERF 2704, HOFMEYER STRAAT 37, ONRUSTRIVIER, OVERSTRAND MUNISIPALE GEBIED: AANSOEK VIR AFWYKING & BEPALING VAN 'N ADMINISTRATIEWE BOETE: C HANKINS**

Kennis word hiermee gegee ingevolge Artikel 48 van die Overstrand Munisipaliteit Wysigingsverordening vir Munisipale Grondgebruikbeplanning, 2020 (Verordening) vir die:

**Afwyking** ingevolge Artikel 16(2)(b) van die verordening vir die verslapping van die straat boulyn vanaf 4m to 0m om 'n motorafdak te akkommodeer.

**Bepaling van Administratiewe Boete** ingevolge Artikel 16(2)(q) van die Verordening.

Volle besonderhede rakende die voorstel is beskikbaar vir inspeksie gedurende weksdae tussen 08:00 en 16:30 by die Departement: Stadsbeplanning, Patersonstraat 16, Hermanus. Enige kommentaar op die voorstel moet skriftelik ingedien word in terme van Artikels 51 en 52 van die voorgeskrewe Verordening na die Munisipaliteit (Patersonstraat 16, Hermanus / (e) [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) voor of op **29 November 2024**, met die naam, adres en kontakbesonderhede, belang in die aansoek sowel as redes vir die kommentaar aangedui. Telefoniese navrae kan gerig word aan die **Stadsbeplanner, Mnr. H. Olivier** by 028-313 8900. Die Munisipaliteit mag weier om die kommentaar te aanvaar na die sluitingsdatum. Enige persoon wat nie kan lees of skryf nie kan die Departement Stadsbeplanning besoek waar hul deur 'n munisipale amptenaar bygestaan sal word ten einde hul kommentaar te formaliseer.

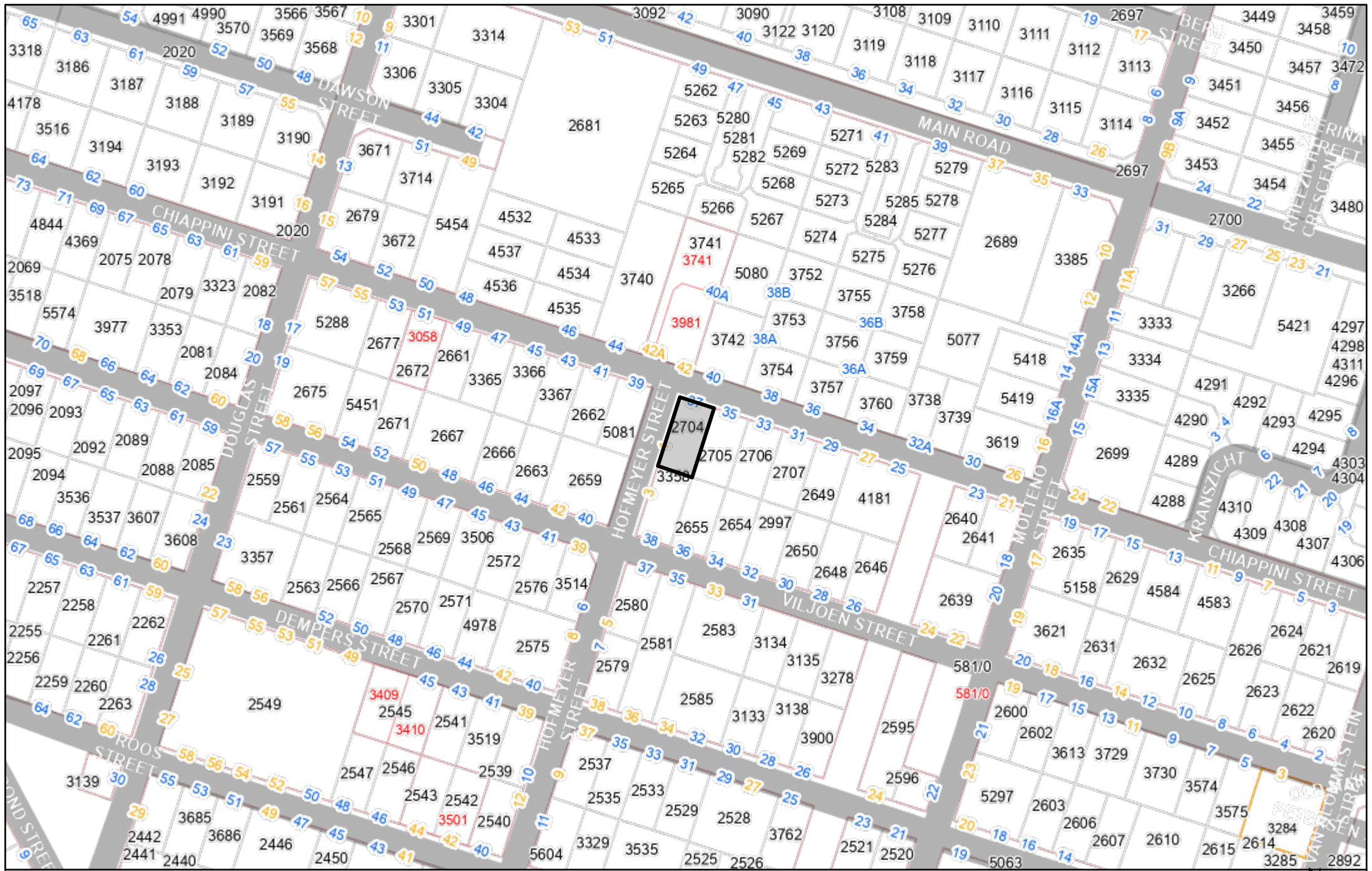
**ISIZA 2704, 37 HOFMEYER STREET, E-ONRUSRIVIER, KUMASIPALA WASE-OVERSTRAND: ISICELO SOPHAMBUKO NOKUMISELWA KWESOHLWAYO SOLAWULO: C HANKINS**

Isaziso sinikezelwa ngokwemiqathango yeCandelo 48 loMthetho kaMasipala oLungisiweyo woMasipala wase-Overstrand ongoCwangciso lokuSetyenziswa koMhlaba kaMasipala, 2020 ngoku kulandelayo:

**Uphambuko** lomqathango ngokweCandelo le-16(2)(b) loMthetho kaMasipala wokunyeniswa komda wesakhiwo ukusuka kwi—mitha eziyi-4m ukuya kwii-mitha eziyi-0m ukulungiselela indawo yemoto ekhoyo.

**Ukumiselwa** kwesohlwayo solawulo ngokwemigaqo yeCandelo le-16(2)(q) loMthetho kaMasipala ukulungiselela indawo ekhoyo yemoto.

Iinkcukacha ezipheleleyo malunga nesi sindululo ziyafumaneka ukuze zihlolwe ngeentsuku zokusebenza ngamaxesha okusebenza phakathi kwentsimbi yesi-08:00 neye-16:30 kwiSebe: UCwangciso lweDolophu, eHermanus. Naziphi na izimvo ezibhaliweyo mazingeniswe ngokuhambelana nezibonelelo zeCandelo lama-51 kunye nelama-52 alo Mthetho kaMasipala oxeliweyo kuMasipala (16 Paterson Street, Hermanus / [loretta@overstrand.gov.za](mailto:loretta@overstrand.gov.za)) ngomhla okanye ngaphambi komhla wama **29 EyeNkanga2024**, uchaze igama lakho, idilesi kunye neenkukacha zoqhagamshelwano, umdla kwisicelo kunye nezizathu zezimvo. Imibuzo ngomnxeba ingenziwa kuMchwangcisi weDolophu, **UMnzn. H Olivier** kule nombolo yomnxeba 028-313 8900. UMasipala unokwala ukwamkela izimvo ezifunyenwe emva komhla wokuvalwa. Nabani na ongakwaziyo ukufunda okanye ukubhala angandwendwela iSebe loCwangciso lweDolophu apho igosa likamasipala liya kuthi limncedise ukuze abhale ngokusesikweni izimvo zakhe.



DEPARTURE FOR RELAXATION OF BUILDING LINES

C.A.M. HANKINS AND C.G. HANKINS

ERF 2704

37 HOFMEYER STREET

ONRUS

I WISH TO APPLY FOR BUILDING LINE RELAXATION ON EXISTING CARPORT, MAINLY FOR THE PROTECTION OF MY ASSETS AGAINST EXTREM WEATHER CONDITIONS AND THEFT.

#### A. PREPOSED DEVELOPEMENT

THEFT AND WEATHER CONDITIONS; DUE TO THE FACT THAT WE HAD TO KEEP ON WATERPROOFING THE CARAVAN DUE TO EXTREM WHEATER AND MY WIFE CHECKING UP ON THE WATERPROOFING THAT WAS DONE ON A WEEKEND, SHE NEARLY WALKED INTO THE THIEF THAT HAD DAMAGED THE CARAVANS WINDOW TO GAIN ACCESS TO THE CARAVAN. INSURANCE HAD TO GET INVOLVED TO REPLACE WINDOW AND STOLEN GOODS. A FEW MONTHS LATER , ONCE AGAIN A THIEF RIPPED A WINDOW AND SHATTERED IT TO GAIN ACCESS TO THE CARAVAN, THIS TIME HE SLEPT AND MESSED IN THE CARAVAN. ONCE AGAIN THE INSURANCE HAD TO GET INVOLVED.

IN THE SEVERE WINTER OF 2023, THE FRONT WINDOW OF THE CARAVAN WAS RIPPED OFF DUE TO STORM WINDS AND CAUSING RAIN DAMAGED TO THE INSIDE OF THE CARAVAN. ONCE AGAIN THE INSURANCE HAD TO GET INVOLVED. THEY SUGGESTED THAT WE GET THE CARAVAN UNDER ROOF FOR PROTECTION.

WE ALSO INHERETED A VEHICAL FROM MY FATHER INLAW THAT WAS BEING DAMAGED STANDING OUT IN THE WEATHER,

WITH MUCH THOUGHT AND CONSIDERATION, WE DECIDED TO PUT UP THE CARPORT IN JULY 2023, TO PROTECT OUR ASSETS.

IT WAS TASTEFULLY DONE TO MIRROR THE FRONT STOEP AND TO BALANCE AND KEEP WITH THE DISIGN OF THE HOUSE ROOF. THE CARPORT COVERS 40,96m2

DUE TO THE FACT THAT THE CARAVAN IS UNDER ROOF AND NOT VISSIBLE WE HAVE HAD NO FURTHER BREAK INS OR PROBLEMS.THE VEHICLE IS ALSO UNDER THE CATPORT AND PROTECTED FROM THE WEATHER.

THE CARPORT DOES NOT ENCROATCH TO OUR NEIGHBOURS, ONLY TO CHIAPPINNI STREET. AND DOES NOT EFFECT ANY TRAFFIC OR DRIVE WAYS AS ACCESS IS ON HOFFMEYER AS PER PLAN

WE ORIGIONALLY HAD AN APPOINTMENT WITH THE TOWN PLANNING OFFICE ON 21.01.2020.TO DISCUSS AND GET ADVICE AS HOW TO GO ABOUT DOING AN SUBMISSION FOR A CARPORT, WE HAD CONTACTED OUR NEIGHBOURS AND HAD NO OBJECTIONS FROM THEM, THE IDEA OF THE CARPORT WAS DECLINED WITHOUT ANY ADVISE AS TO A DPARTURE OR FURTHER OPTION OF GETTING PERMISSION FOR A CARPORT.

IN NO WAY DO WE MAKE ANY INCOME FROM THE CARPORT AS IT IS ONLY THERE TO PROTECT OUR ASSETS.

DUE TO THE FACT THAT THE PLOTS ARE SO SMALL AND THAT IS THE SPACE WHERE THAT CARAVAN ALWAYS STOOD, IT WAS THE MOST PRACTICAL PLACE TO MAKE THE CARPORT.

#### B. CHARACTER OF ENVIROMENT

37 HOFMEYER STREET FORMS PART OF THE RESIDENTIAL AREA WITH NO HISTORICAL ARCHITECTURAL OR CONSERVATION WORTHY AREA. THE CARPORT DOES NOT EFFECT THE PRIVACY OF ANY NEIGHBOUR AS IT ONLY ENCROACHERS TO THE STREET BOUNDARY, DOES NOT EFFECTANY STREET SCENES OR VIEWS.

#### C. DESIRABILITY OF PREPOSED UTILIZATION

THE PROPERTY WIL NOT BE USED FOR OTHER USES E.G. AGRICULTURAL, CONSERVATION , MINING.

THE CARPORT WILL NOT INFLUENCE SURROUNDING PROPERTY OWNERS. RESIDENTIAL AREA

#### D. INVESTIGATION CARRIED OUT.

NO OTHER LAWS ARE RELEVANT TO THE APPLICATION.

E. THE IMPACT OF PROPOSED LAND DEVELOPMENT ON MUNICIPAL ENGINEERING SERVICES.

I DO NOT ANTICIPATE ANY PROBLEMS AS THE CARPORT WILL NOT EFFECT THE NATURAL ENVIRONMENT. ACCESSIBILITY TO THE CARPORT WILL HAVE NO EFFECT ON ADDITIONAL TRAFFIC AS IT FORMS PART OF ERF 2704 AND THE CARAVAN ONLY GETS USED ONCE A YEAR FOR ANNUAL VACATION

F. CONSIDERATION OF FORWARD PLANNING AND LAND USE DOCUMENTS

APPLICATION IS FOR EXCEEDING BUILDING LINE : TOTAL CARPORT IS 40.96m<sup>2</sup>.  
THE PROPOSED APPLICATION WILL NOT INFLUENCE ANY NEIGHBOUR OR TRAFFIC

G. PLANNING PRINCIPLES

SPATIAL JUSTICE / NON APPLICABLE  
SPATIAL SUSTAINABILITY / NON APPLICABLE  
EFFICIENCY / NON APPLICABLE  
SPATIAL RESILIENCE / NON APPLICABLE

C A M HANKINS

C G HANKINS

PENALTY FEE

MOTIVATION

OUR CARAVAN WAS BURGLED ON NUMEROUS OCCASIONS AND DAMAGED BY SEVERE WEATHER CONDITIONS AND CONTINUOUS INSURANCE CLAIMS LED US TO THE DECISION TO ERECT THE CARPORT.

THE NATURE, DURATION, GRAVITY AND EXTENT OF CONTRAVERSION.

THE CARPORT WAS ERECTED IN JULY 2023

FIVE BRICK COLUMNS WERE BUILT UP NEXT TO BOUNDARY WALL.

CARPORT STRUCTURE ATTACHED TO COLUMNS AND SIDE OF HOUSE.

CROMODECK ROOF SHEETING FITTED TO STRUCTURE, WITH CLEAR SHEETING OVER WINDOW AREAS.

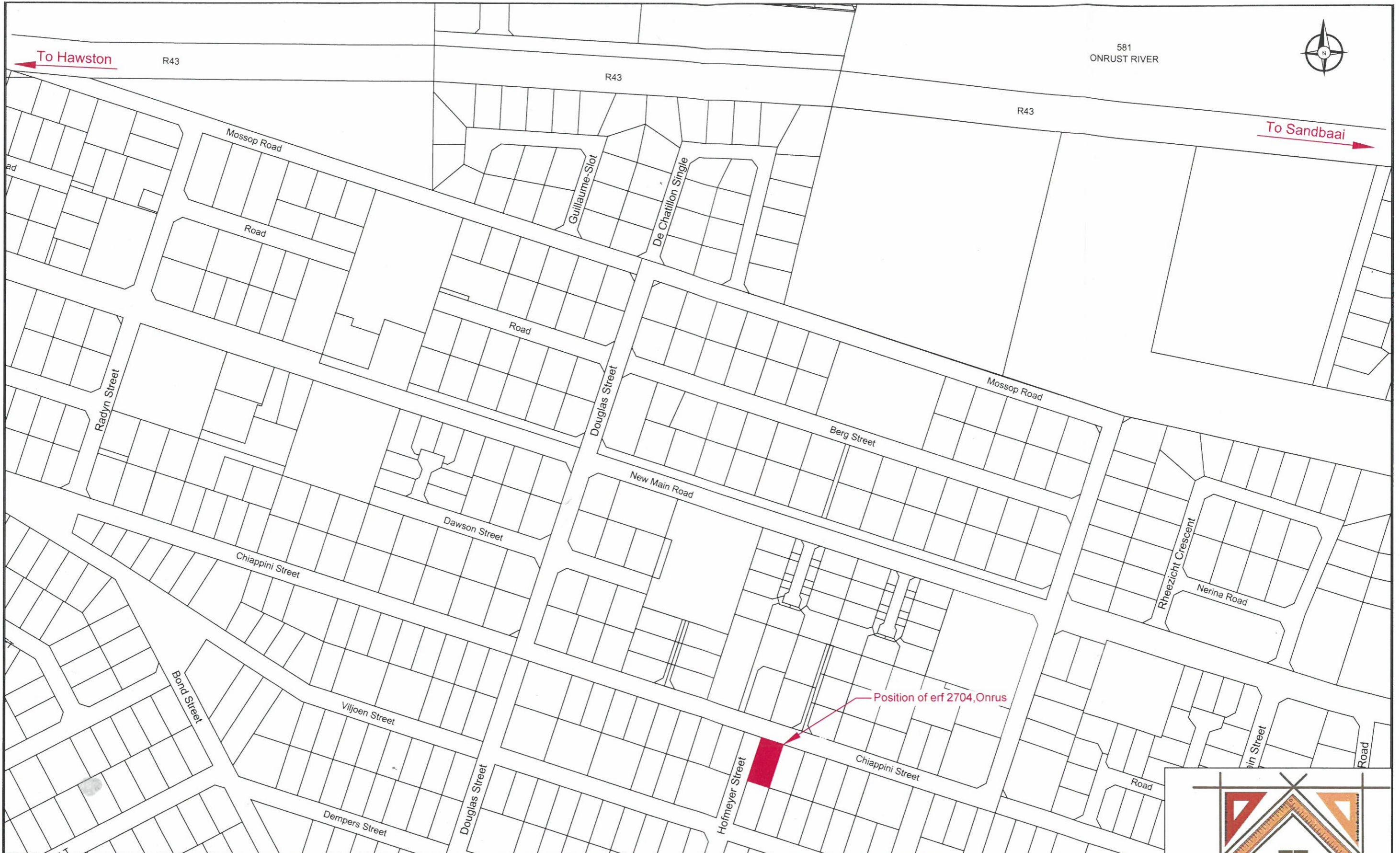
ROOF INCLUDING GUTTERS DOES NOT EXTEND PAST BOUNDARY LINE TOTALING 40,9m<sup>2</sup>.

C A M HANKINS

A handwritten signature in black ink, appearing to be 'C A M HANKINS', written in a cursive style with a long horizontal stroke extending to the right.

C G HANKINS

A handwritten signature in black ink, appearing to be 'C G HANKINS', written in a cursive style with a large loop at the end.



**DRAUGHTSMAN** Reg No: D2404  
 Signed: *R Bester*  
 Date: 25-07-2024

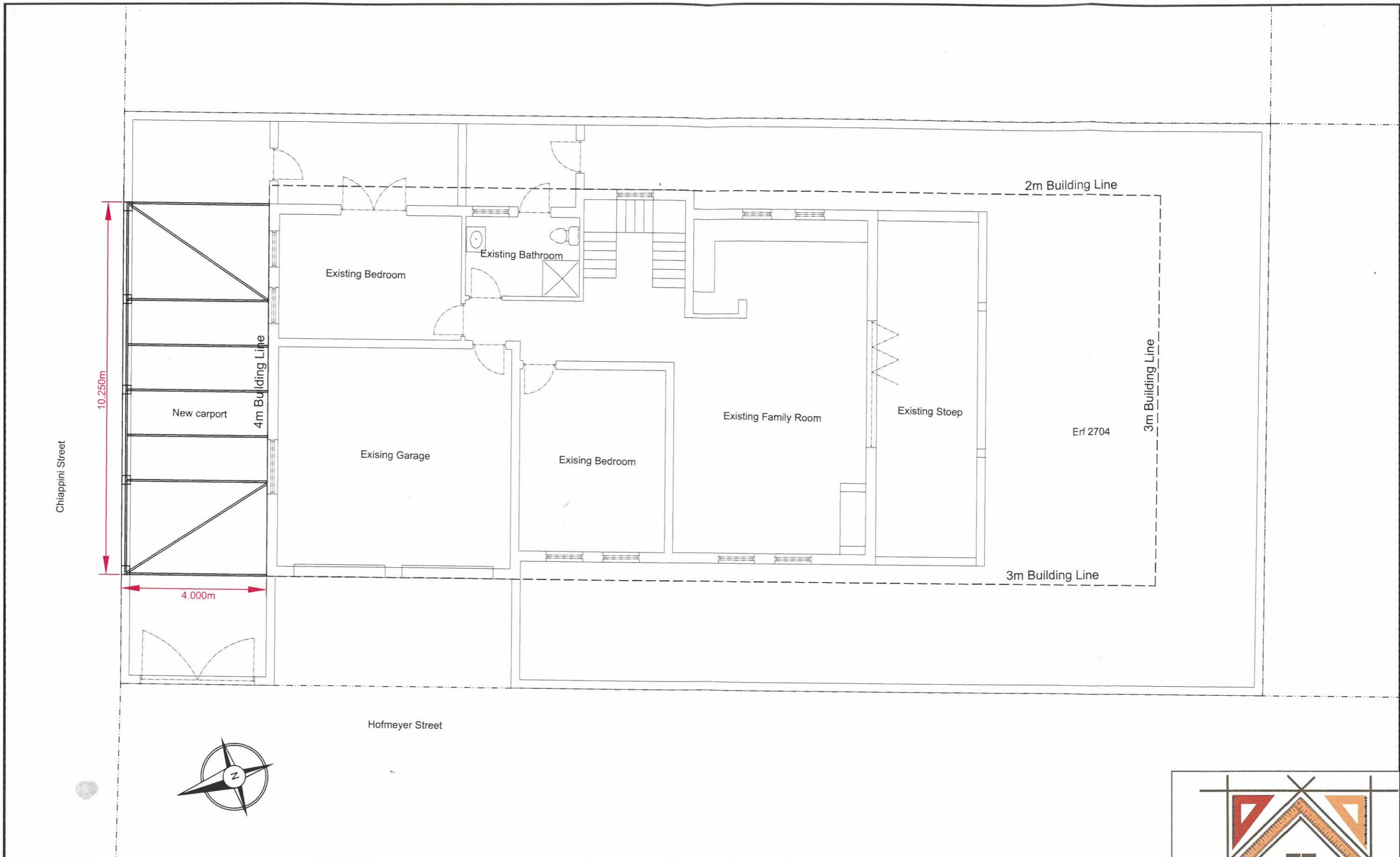
**CLIENT**  
 Signed: *C.A.M. and C.G. Hankins*  
 Date: 0509 2024

**CLIENT**  
 C.A.M AND C.G. HANKINS

**PROJECT**  
 ERF 2704,  
 ONRUS

**PLAN DESCRIPTION**  
 LOCALITY PLAN

**SCALE:** 1:2500 (A3)  
**DATE:** JULY 2024  
**PLAN NUMBER:** PN29/01



**DRAUGHTSMAN** Reg No: D2404  
 Signed: *R Bester*  
 Date: 25-07-2024

**CLIENT**  
 Signed: *C.A.M. and C.G. Hankins*  
 Date: 05-09-24

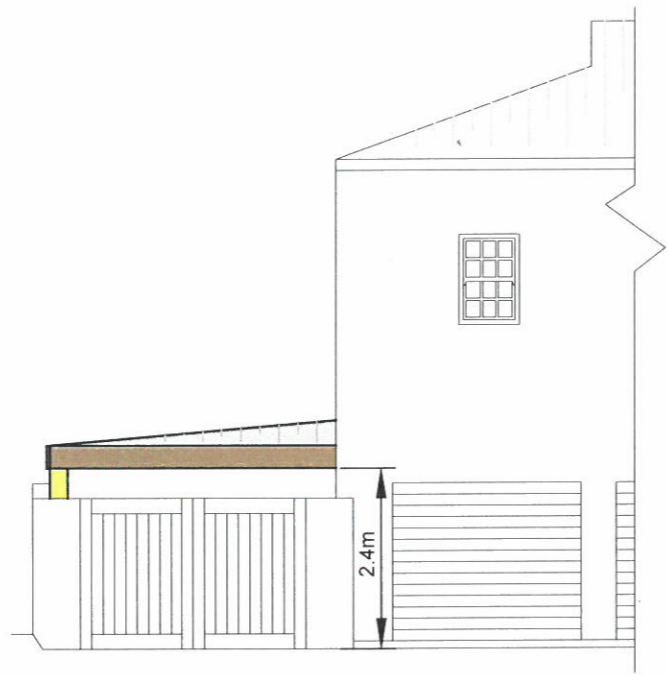
**CLIENT**  
 C.A.M AND C.G. HANKINS

**PROJECT**  
 ERF 2704,  
 ONRUS

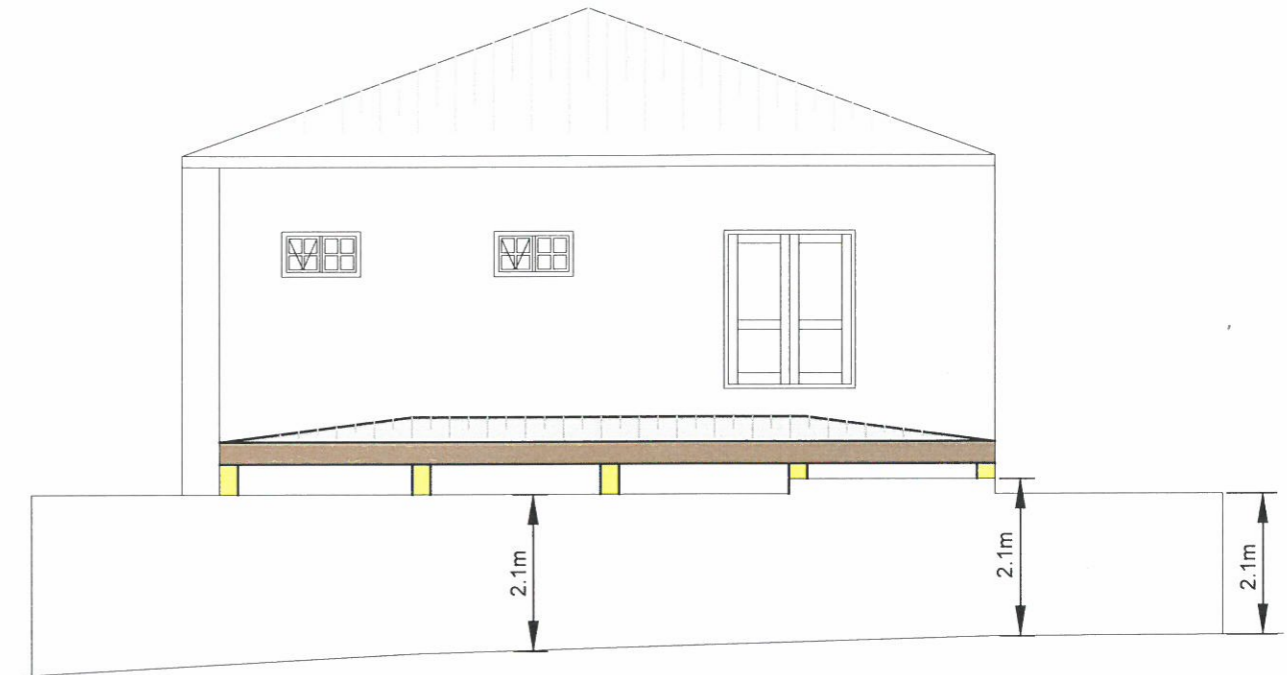
**PLAN DESCRIPTION**  
 FLOOR PLAN

**SCALE:** 1:100 (A3)  
**DATE:** JULY 2024  
**PLAN NUMBER:** PN29/03

**R Bester**  
 DRAWING SERVICES  
 SACAP Registration no. D2404

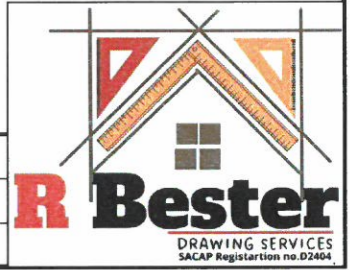


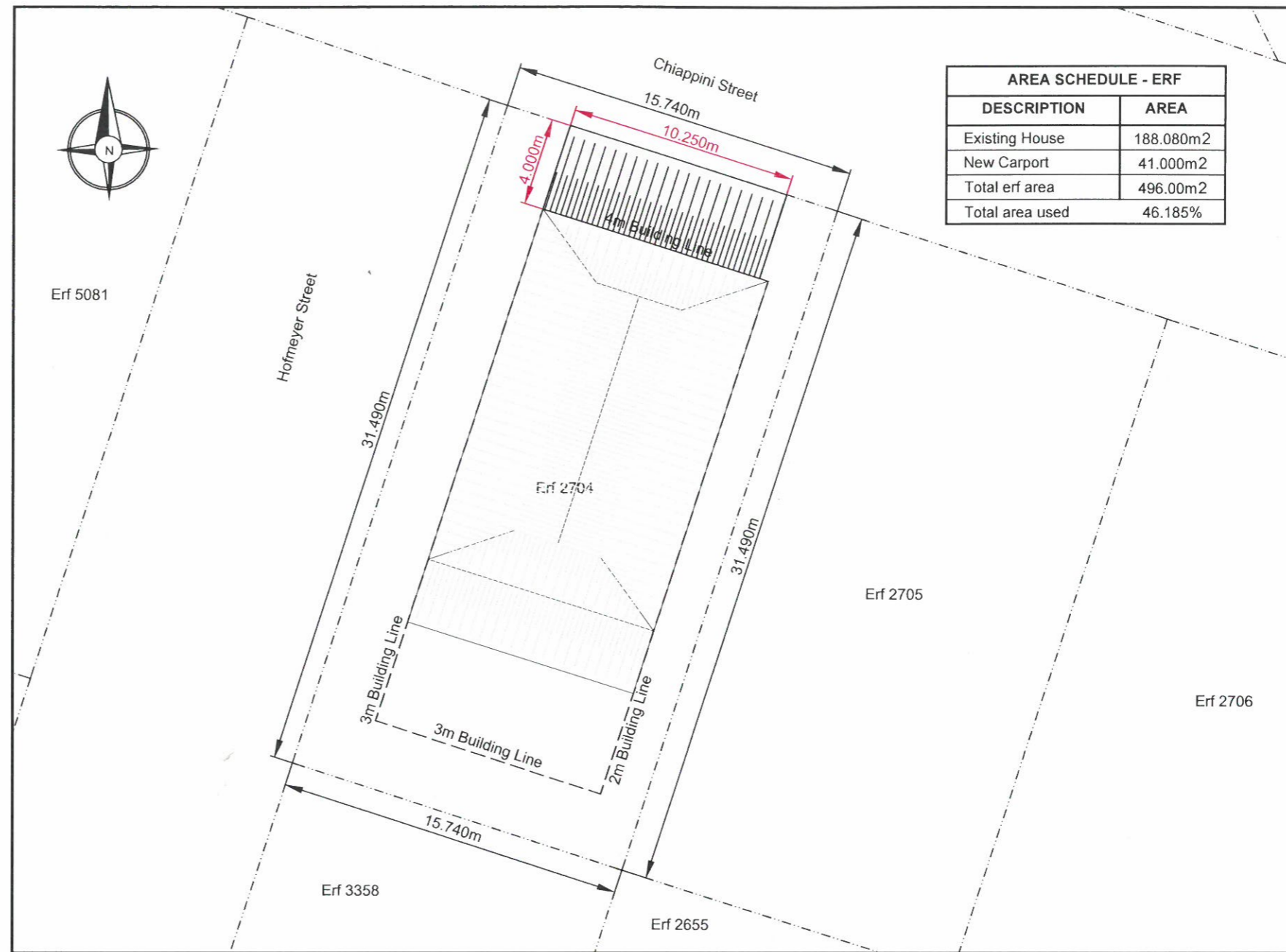
NORTH-WEST ELEVATION



NORTH-EAST ELEVATION

<b>DRAUGHTSMAN</b>	Reg No: D2404	<b>CLIENT</b>	<b>CLIENT</b>	<b>PROJECT</b>	<b>PLAN DESCRIPTION</b>	<b>SCALE:</b>	1:100 (A4)
Signed: <i>R Bester</i>		Signed: <i>[Signature]</i>	C.A.M AND C.G. HANKINS	ERF 2704, ONRUS	ELEVATIONS	<b>DATE:</b>	JULY 2024
Date: 25-07-2024		Date: 25-07-2024				<b>PLAN NUMBER:</b>	PN29/04





AREA SCHEDULE - ERF	
DESCRIPTION	AREA
Existing House	188.080m <sup>2</sup>
New Carport	41.000m <sup>2</sup>
Total erf area	496.00m <sup>2</sup>
Total area used	46.185%

NOTES:

---

**DRAUGHTSMAN** Reg No: D2404  
 Signed: *R Bester*

Date: 25-07-2024

**CLIENT**  
 Signed: *C.A.M AND C.G. HANKINS*  
 Date: 05-09-2024

**CLIENT**  
 C.A.M AND C.G. HANKINS

**PROJECT**  
 ERF 2704,  
 ONRUS

**PLAN DESCRIPTION**  
 SITE PLAN

**SCALE:** 1:250 (A4)

**DATE:** JULY 2024

**PLAN NUMBER:** PN29/02

